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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, NOVEMBER 17, 2015 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. A-8171 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6334

Common Address: 1217 N Bosworth Ave

Applicant: Alderman Brian Hopkins

Change Request: B1-1 Neighborhood Shopping District to POS-1 Parks and Open Spaces District

NO. A-8172 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6480

Common Address: 4200-14 S Berkley Ave

Applicant: Alderman William Burns

Change Request: RM-5 Multi Unit District to B1-2 Neighborhood Shopping District

NO. A-8163 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6490

Common Address: 11113-25 South Kedzie Ave and 11116-32 S Kedzie Ave

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8164 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6492

Common Address: 11053-11045 South Kedzie Ave

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8165 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6494

Common Address: 11041-43 South Ridgeway Ave

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8166 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6483

Common Address: 11101-11111 S Spaulding Ave, 3238-3524 W 111th St, 11101-11111 S St. Louis Ave, 11100-11110 S Trumbull Ave, 3225-3411 W 111th St and 3455-3459 W 111th St

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8167 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6485

Common Address: 3800-3958 West 111th Street

Applicant: Alderman Matt O' Shea

Change Request: C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8168 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6487

Common Address: 11019-11059 S Whipple St, 11028-11058 S Whipple St, 3000-3158 W 111th St, 11049-11059 S Kedzie Ave and 11035-11059 S Albany Ave

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8169 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6488

Common Address: 3535-3559 West 111th Street

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8170 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6489

Common Address: 3634-3714 W 111th St, 11048-11058 S Millard Ave and 11048-11058 S Lawndale Ave

Applicant: Alderman Matt O' Shea

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8173 (24th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6495

Common Address: 3118-54 W Ogden Ave

Applicant: Alderman Michael Scott Jr.

Change Request: RM-5 Multi Unit District to B1-1 Neighborhood Shopping District

NO. A-8174 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6503

Common Address: 1901 W Jackson Boulevard

Applicant: Alderman Walter Burnett

Change Request: Planned Development No. 55 to B3-3 Community Shopping District

NO. A-8175 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6498

Common Address: 300 W Hill St

Applicant: Alderman Walter Burnett

Change Request: Planned Development No 136 to Planned Development 136 as approved by the City Council of Chicago on November 6, 1992

NO. A-8176 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6502

Common Address: 2501-33 W Warren Blvd; 16-26 North Campbell Ave

Applicant: Alderman Walter Burnett

Change Request: RM4.5 Residential Multi-Unit District to M1-1 Limited Manufacturing/ Business Park District

NO. A-8177 (43rd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6322

Common Address: West Dickens and North Clark Street (See Ordinance for specific boundaries)

Applicant: Alderman Michele Smith

Change Request: Institutional Planned Development No. 1093 to B1-3 Neighborhood Shopping District

NO. A-8178 (47th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6504

Common Address: 1800-1808 W Addison St; 3600-3628 N Lincoln Ave

Applicant: Alderman Ameya Pawar

Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO.18506 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #O2015-6396

Common Address: 2835-2847 W Belden Ave

Applicant: Barry Sidel

Owner: 2835 W Belden LLC and Frank Nasca

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District, and B2-5 Neighborhood Shopping District to a Residential Planned Development

Purpose: The Applicant proposes to construct a new 7-story building 75.0 feet in height containing 101 residential dwelling units, forty four automobile parking spaces, eighty eight bicycle parking spaces and one loading berth.

NO.18535 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6430

Common Address: 2820-2996 N Clybourn Ave, 2000-2144 W Diversey Pkwy, 2007-2141 W Diversey Pkwy, 2601-2953 N Leavitt Ave, 2800-2888 N Leavitt Ave, 2601-2769 N Hoyne Ave, 2600-2768 N Hoyne Ave, 2600-2800 N Damen Ave and 2201-2223 W Oakdale Ave

Applicant: Lanthrop Community Partners, LLC

Owner: Chicago Housing Authority

Attorney: DLA Piper

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Parks and Open Spaces District to B2-1 Neighborhood Mixed Use District and then to a Waterway Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District to the B2-1 Neighborhood Mixed-Use District then to a Residential-Business Planned Development to allow for the construction and renovation of approximately 1,208 residential dwelling units and 50,000 square feet of commercial and retail space containing an overall FAR of 1.2, accessory parking, and accessory and incidental uses

NO.18484 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6375

Common Address: 2328-2348 N California Ave

Applicant: Savoy RE Development LLC

Owner: See application for list of owners

Attorney: Katriina McGuire

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District and Residential Business Planned Development No. 1276 to Residential Business Planned Development 1276, as amended

Purpose: The development will include 134 residential dwelling units and approximately 9,000 square feet of commercial space. The development will have 44 parking spaces and 134 bicycle spaces. The building will be 69'-6" tall.

NO.18479 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6357

Common Address: 1546-50 N Clark Street; 101-115 W North Ave; 1555-1565 N LaSalle St; 121-129 W North Ave

Applicant: 1546 N Clark LLC

Owner: 1546 N Clark LLC

Attorney: Katriina McGuire

Change Request: Residential Business Planned Development 1272 to Residential Business Planned Development 1272, as amended

Purpose: Sub Area "A" of Residential Business Planned Development 1272 will be developed with a 116'-6" tall (128'-6" to top of mechanical equipment) mixed use building with up to 48 residential dwelling units and 59 parking spaces.

NO.18514 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6404

Common Address: 1010-1028 N Dearborn

Applicant: Lexington Dearborn LLC

Owner: The Ruth Page Foundation; Palette and Chisel Academy of Fine Arts

Attorney: Mara Georges

Change Request: RM-5 Multi Unit District to RM-6.5 Residential Multi Unit District and then to a Residential Business Planned Development

Purpose: The existing building s and not-for-profit uses will remain. The zoning change will allow a new 50 dwelling unit , 365' high residential l building.

NO.18540 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6439

Common Address: 800-814 North Clark and 100-114 West Chicago

Applicant: Clark 800 LLC

Owner: Clark 800 LLC, Clybourn Commons LLC and Clark 800 Partners LLC as tenants in common

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for the historic restoration of a +/- 104'6" mixed use commercial and residential building and construction of a new +/- 176'6" residential building containing an overall FAR of 7.0. up to 212 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO.18502 (3rd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6393

Common Address: 1320-1354 S Michigan Ave; 64-80 E 14th St

Applicant: SMAT, LLC

Owner: Please see application for list of owners

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The proposed zoning amendment is to plan the development of the property within a Residential Business Planned Development with Sub-Areas A, B and C. Sub-Area A is proposed to be developed with a 48 story residential building with a zoning height of 495' containing 500 units, retail space on the ground floor and 240 on-site parking spaces. The existing 1 story retail building and 7 story residential building in Sub-Area B and the 2 story bank building in sub-Area C will remain.

NO.18522 (3rd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6414

Common Address: 2109-2135 S Wabash Ave

Applicant: DK Acquisitions

Owner: Chicago Title Land Trust

Attorney: Katriina S. McGuire

Change Request: DX-5 Downtown Mixed-Use District and DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

Purpose: To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle spaces will be provided.

NO.18475 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6353

Common Address: 1136-1140 S Wabash

Applicant: 1136 S Wabash LLC

Owner: City of Chicago

Attorney: Rolando Acosta

Change Request: DX-12 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: Development of a 25 – story 303.5 feet tall, mixed-use building, consisting of approximately 9,000 sq. ft. of ground floor retail space. 320 residential dwelling units. 151 parking spaces and one loading berth.

NO.18503 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6394

Common Address: 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave

Applicant: 1000 South Michigan Equities LLC

Owner: Please see application for list of owners

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: DX-12 Downtown Mixed Use District and DX-16 Downtown Mixed Use District to DX-16 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: to permit the construction of 86 story residential tower building with a height of 933' containing 506 dwelling units, ground floor retail space and 598 accessory parking spaces with the existing office building to remain.

NO.18534 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6429

Common Address: 800 S Michigan Ave

Applicant: Essex Hotel Honor LLC

Owner: Storm Investments LLP

Attorney: DLA Piper

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-16 Downtown Mixed-Use District to a Residential-Business Planned Development to allow for the historic restoration of the existing 15-story hotel building containing approximately 290 keys and the construction of a new 48- story residential building containing an overall FAR of 18.56, up to 400 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO.18493 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6384

Common Address: 111-19 S Peoria Street; 110-20 South Green Street

Applicant: LG Development Group LLC

Owner: Victor J Cacciatore Revocable Trust & Charlotte R. Cacciatore Revocable Trust

Attorney: Michael Ezgur

Change Request: DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

Purpose: Development of a nine story plus penthouse. 115 feet tall, residential building, consisting of 95 residential dwelling units. 99 parking spaces and one loading berth.

NO.18501 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6392

Common Address: 701-712 W Grand Ave

Applicant: Wicker Park Apartments, Inc.

Owner: 710 West Grand Ave

Attorney: Thomas Moore

Change Request: M2-3 Light Industry District to C1-5 Neighborhood Commercial District; and C1-5 Neighborhood Commercial District to a Residential Business Planned Development

Purpose: To construct a Transit Oriented Development with a 9 story building with 105 residential dwelling units, approximately 5000 square feet of retail space on the first floor with 45 parking spaces with one 10' x 30' loading berth. The height of the building will be 118' – 2"

NO.18510 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6400

Common Address: 901-921 W Weed St; 901-911 W North Ave; 1518-1576 N Fremont St.; and 900-918 W Weed St

Applicant: Fremont Square LLC and Weed Street III LLC .

Owner: Fremont Square LLC and Weed Street III LLC .

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: C3-5 Commercial, Manufacturing and Employment District to C2-5 Motor Vehicle Related District and C2-5 Motor Vehicle Related District to a Residential Business Planned Development

Purpose: a Residential Business Planned Development with Subareas A, B and C. Sub-Area A is proposed to be developed with a 29 story residential building with a zoning height of 326' containing 407 dwelling units, with the existing 2 story retail building remain and 314 on-site parking spaces. The existing 1 story commercial / retail buildings in Sub-Areas B and C will remain.

NO.18517 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6407

Common Address: 768 N Aberdeen

Applicant: John Kelly

Owner: Chicago Title Land Trust Co.

Attorney: Gordon & Pikarski

Change Request: M1-3 Limited Manufacturing/Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, C2-3 Motor Vehicle Related Commercial District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The property will be improved with a mixed use building . The building will contain 190 residential dwelling unit s and 95 parking spaces. The project will provide 5,201 square feet of retail space on the ground floor and reach a maximum height of 167 feet .

NO.18487 (28th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6378

Common Address: 1341-1345 South Fairfield Ave

Applicant: Sinai Health System

Owner: City of Chicago

Attorney: David Narefsky

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to Institutional Planned Development No. 49, as amended

Purpose: Hospital; Day Care; Government-operated Health Center: Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided diat (is) such use shall be pennitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

NO.18508 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6398

Common Address: 1879-1885 N Milwaukee Ave

Applicant: LG Development Group LLC

Owner: Ronald Gard

Attorney: Michael Ezgur

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: Development of a 4 story. 63 feet in height, mixed-use building, consisting of 31 residential dwelling units, 8 parking spaces. 5,345 square feet of retail space and one loading berth

NO.18511 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6401

Common Address: 1920 N Milwaukee Ave

Applicant: 1920 LLC

Owner: 1920 LLC

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The applicant proposes to develop a six story building (plus amenity penthouse) with 50 dwelling units, about 6,000 square feet of ground floor retail space and 10 off-street parking spaces

NO.18541 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6440

Common Address: 1730 W Wrightwood

Applicant: Broder 1730 WW LLC

Owner: Broder 1730 WW LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the RM4.5 Residential Multi-Unit District then to a Residential Planned Development, to allow construction of two approx.. 4-story residential buildings containing up to 1.7 FAR. 90 dwelling units. 90 parking spaces and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18476 (41ST WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6354

Common Address: 8535 W Higgins Road

Applicant: Host Hotels and Resorts LP

Owner: Chicago Title Land Trust Company

Attorney: Mara Georges, Daley & Georges

Change Request: Business Planned Development No. 44 to Residential Business Planned Development No. 44, as amended

Purpose: The existing hotel use in Subarea A will remain. The planned development amendment will allow, in Subarea B, a new 230 dwelling unit, approximately 190' high residential building; retail and office space and approximately 2,400 parking spaces

NO.18509 (42ND WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6399

Common Address: 171 N Wabash Ave

Applicant: RZR LLC Wabash

Owner: Consolidated Equities III LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

Purpose: To permit the construction of a 7 story residential building 80 feet in height containing 60 dwelling units with commercial / retail space on the ground floor.

NO.18492 (42ND WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6383

Common Address: 101-127 E Roosevelt Rd, 1209-1261 S Michigan Ave, 1305-1321 S Michigan Ave, 1337-1355 S Michigan Ave, 100-112 E 13th St, 100-130 E 14th St and 1359-1527 S Indiana Ave

Applicant: Central Station LLC

Owner: Central Station LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Residential Business Planned Development No. 499, as amended to Residential Business Planned Development No. 499, as amended

Purpose: Technical amendment to correct the Bulk Regulation Dat- Table as to Sub-Area B and the Air Rights Elevation PD Exhibit

NO.18536 (42nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6431

Common Address: 301-331 West Illinois Street; 440-448 North Franklin Street and 441-449 North Orleans Street

Applicant: See Application for list of Applicants

Owner: Order of Friar Servents of Mary, USA Province, INC.

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District to a Residential Business Institutional Planned Development

Purpose: The proposed amendment will allow development of an approximately 24-story residential tower With approximately 245 dwelling units, approximately 3,125 square feet of ground floor retail and commercial space, and approximately 109 enclosed parking stalls. The amendment would also allow for the 1 -2 story vertical expansion of the existing priory building, and enhancements to the existing gardens. The existing church would remain.

NO.18537 (42nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6434

Common Address: 201-223 West Hubbard Street; 412-420 North Wells Street

Applicant: 215 W Hubbard LLC

Owner: Chicago Transit Authority; Design Studio LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1281 to Residential Business Planned Development No. 1281, as amended

Purpose: The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for construction of a +/- 152' office building and +/- 270' residential building containing an overall FAR of 10.15. up to 195 dwelling units, accessory parking, approximately 9,798 square feet of commercial uses on the ground floor, and accessory and incidental uses

NO.18505 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6395

Common Address: 3817-45 N Broadway; 731-735 W Sheridan Road

Applicant: 3817-45 N Broadway Inc

Owner: 3817-45 N Broadway Inc

Attorney: Thomas Moore

Change Request: B3-5 Community Shopping District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District, and B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: To build an eight story (102' -4" in height) building, with 17,425 sq. ft. of commercial retail space on the 1st floor, 12,060 sq. ft of office space and 15 residential dwelling units on the 2nd floor, and 110 residential dwelling units on the 3rd through 8th floors with 125 indoor parking spaces and 4 handicapped parking spaces, 80 bicycle parking spaces and two 10' x 25' loading berths.

NO.18538 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6436

Common Address: 943-957 W Wilson Street and 4545-4557 N Sheridan Road

Applicant: Sheridan 4557 LLC

Owner: Sheridan 4557 LLC

Attorney: DLA Piper

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District and the B3-5 Community Shopping District then to a Residential-Business Planned Development to allow the construction of a new 7-story mixed-use residential and commercial building containing an overall FAR of 5.0. up to 138 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses

NO.18539 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6438

Common Address: 1038-1054 W Wilson; 4600-4608 N Kenmore; 4600-4612 N Winthrop

Applicant: Halsted Commons LLC

Owner: Halsted Commons LLC

Attorney: DLA Piper

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow for the historic restoration of an existing 2-story commercial building and construction of a new 7-story mixed-use residential and commercial building containing an overall FAR of 5.0. up to 102 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental use